

**NICHOLAS MICKENS, ET UX
GRANTORS**

TO

WARRANTY DEED

**TAWANDA L. MCGOWEN, ET VIR
GRANTEES**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **NICHOLAS MICKENS AND PHENIQUESKI S. MICKENS, husband and wife**, do hereby sell, convey and warrant unto **TAWANDA L. MCGOWEN AND STEVEN B. MCGOWEN, wife and husband**, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 62, Section C, Kingston West Subdivision, located in Section 28, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 45, Page 15, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2005 shall be prorated among the parties.

PNF

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WITNESS OUR SIGNATURE this 28th day of October, 2005.

Nicholas Mickens
Nicholas Mickens
Pheniqueski S. Mickens
Pheniqueski S. Mickens

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of October, 2005, within the jurisdiction, the within named Nicholas Mickens and Pheniqueski S. Mickens, who acknowledged that they executed the above and foregoing instrument.

(S E A L)

My Commission expires:



Cheryl T. Harmon
Notary Public

GRANTORS' ADDRESS AND PHONE:

Home: P.O. 1071 Senatobia, MS 38668
Work: (662) 209-0167
(662) 562-5458

GRANTEES' ADDRESS AND PHONE:

4247 Highgate Drive
Horn Lake, MS 38637
Home: 662 393 4137
Work: 901 212 8592

PREPARED BY AND RETURN TO:

FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
JAMES R. CARR, ATTORNEY
6880 COBBLESTONE BLVD, SUITE 2
SOUTHAVEN, MS 38672
PHONE: 662.892.6536 FAX: 662.890.8775

FILE #: S13344